

176.A

Map

0010

Block

0003.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 524,400 /

USE VALUE: 524,400 /

ASSESSed: 524,400 /

Total Card /

Total Parcel

524,400

524,400

524,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
72		WILLIAMS ST, ARLINGTON	

Unit #: 1

Owner 1: YANG BUYUE

Owner 2:

Owner 3:

Street 1: 72 WILLIAMS ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

OWNERSHIP

Owner 1: SEMUELS ANDREW D & -

Owner 2: MCMEEN TIFFANY L -

Street 1: 72 WILLIAMS ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

PREVIOUS OWNER

Owner 1: SEMUELS ANDREW D & -

Owner 2: MCMEEN TIFFANY L -

Street 1: 72 WILLIAMS ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1951, having primarily Vinyl Exterior and 1305 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7456																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	524,400			524,400
Total Card	0.000	524,400			524,400
Total Parcel	0.000	524,400			524,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		401.84	/Parcel: 401.84

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	524,400	0	.		524,400		Year end	12/23/2021
2021	102	FV	509,000	0	.		509,000		Year End Roll	12/10/2020
2020	102	FV	501,300	0	.		501,300	501,300	Year End Roll	12/18/2019
2019	102	FV	486,100	0	.		486,100	486,100	Year End Roll	1/3/2019
2018	102	FV	429,400	0	.		429,400	429,400	Year End Roll	12/20/2017
2017	102	FV	391,100	0	.		391,100	391,100	Year End Roll	1/3/2017
2016	102	FV	391,100	0	.		391,100	391,100	Year End	1/4/2016
2015	102	FV	361,100	0	.		361,100	361,100	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEMUELS ANDREW	68553-352		12/8/2016		471,000	No	No		
SEMUELS ANDREW,	65380-260		5/18/2015	Convenience		1	No	No	
KYLE ANDREW O/M	63560-546		5/1/2014		401,500	No	No		
SALTZMAN YALE A	47704-49		6/27/2006		380,000	No	No		
GUY ROBERT	33153-577		6/27/2001		275,000	No	No		
	19868-63		6/1/1989		272,500	No	No	Y	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2005	8	Redo Kit	8,500					
9/28/2004	630	Re-Roof	7,341					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2018	Measured	DGM	D Mann
3/20/2017	SQ Returned	MM	Mary M
9/6/2005	Info Fm Prmt	BR	B Rossignol
2/17/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
12/22/1999	Measured	276	PATRIOT
7/12/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99 - Condo Conv	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	7 - Brick	25%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:		
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1951	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	50.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 6		BRs: 2		Baths: 1		HB					

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	2005
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:	4	- Carpet	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
Total:		18.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.02262509
Adj \$ / SQ:	421.066
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644166
Depreciation:	119815
Depreciated Total:	524351

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/\$Q:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	442.12	
Special Features:	0	Val/Su Net:	401.84	
Final Total:	524400	Val/Su SzAd	401.84	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 176.A-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
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More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,305	421.070	549,49
Net Sketched Area:		1,305	Total:	549,49
Size Ad	1305	Gross Area	1305	FinArea

### SUB AREA DETAIL

[illegible]

## IMAGE

